

METAL ROOF WORKSHOP

Juno Isles Civic Association

August 17, 2021

Background

- ▣ Discussion at 2020 Annual meeting showed support for researching allowing metal roofs
- ▣ Metal roofs would be an option and not required
- ▣ No restrictions as to contractors or suppliers

Not the Old Tin Roof



Purpose

- ▣ Learn about the Pros and Cons of metal roofs
- ▣ Answer questions from community
- ▣ Review proposed standards
- ▣ Consider amending covenants at the Annual Meeting to allow metal roofs in Juno Isles

Industry Experts Present

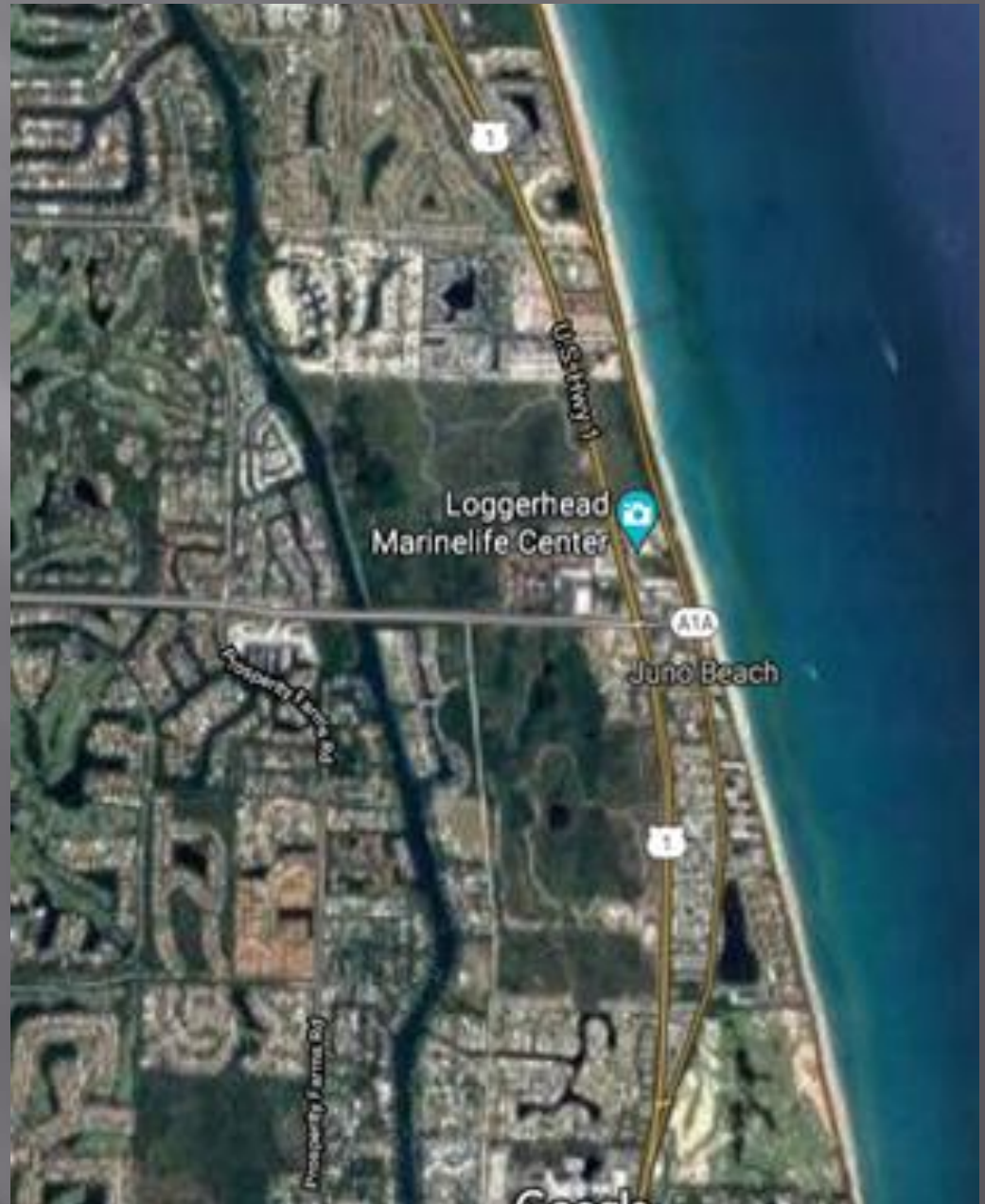
- ▣ Tara Faulkner

Metal Alliance, a supplier of metal products throughout the US and the Caribbean

- ▣ Monika Neuvirthova

Modern Roofing Experts, installing metal roofs throughout Florida and the Caribbean, including over 55 roofs at the Bluffs

- ▣ The Bluffs researched this and began allowing metal roofs in 2020
- ▣ Standards developed by the Bluffs useful for Juno Isles



Proposed Standards

- ▣ Meant to ensure equal or better performance than currently allowed roofs
- ▣ Designed to be the best suited for an up-scale community near the ocean in a hurricane zone
- ▣ Detailed specifications help homeowners get a quality roof and address issues that they didn't even know that they didn't know
- ▣ The proposed specifications are well known in the industry and common to good roofers

Advantages of High Velocity Hurricane Zone Metal Roof Systems

- ▣ The proposed standards specifically address roofs subject to hurricane force winds
- ▣ The proposed standards use components that are approved for a High Velocity Hurricane Zone (Miami-Dade and Broward Counties)

House with Metal Roof After Hurricane Michael



Why Not Just Use County Code

- ▣ The proposed standards address roofs near the ocean where corrosion from salt spray is a particular concern



Why Not Just Use County Code

- ▣ The proposed standards provide a basic consistency of style for our community
- ▣ County allows several different widths and profiles
- ▣ County allows several different types of seams and fasteners

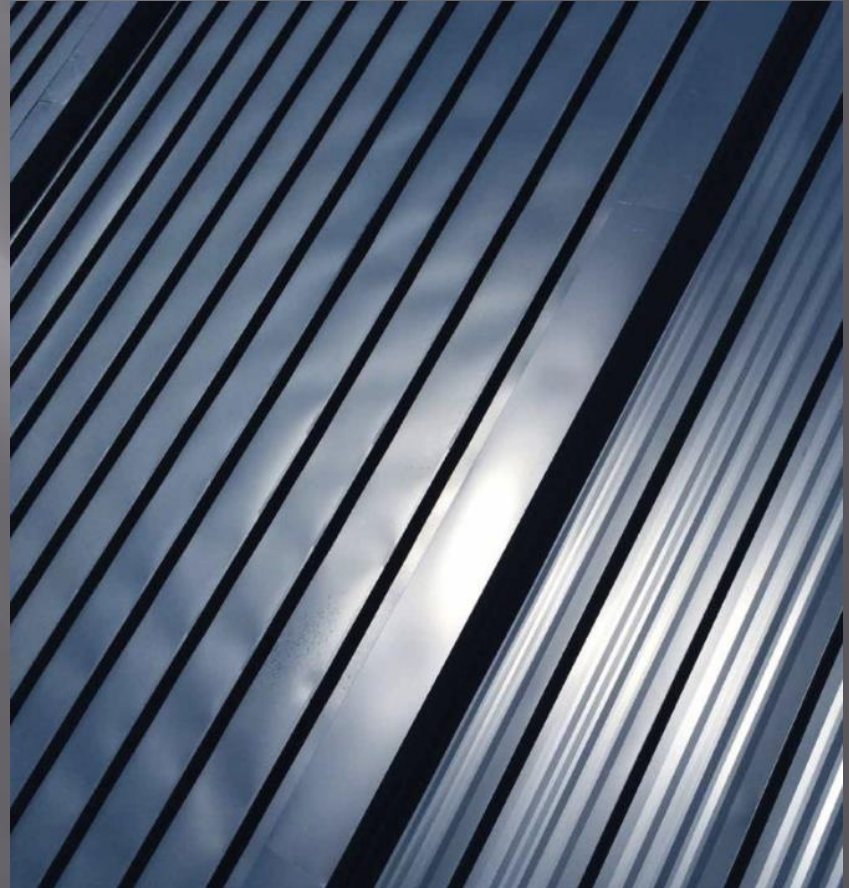
Proposed Standards

- ▣ Metal roofs shall consist of Aluminum panels only, with a uniform width between 14 to 16 inches and minimum thickness of 0.032 inches
- ▣ Painted with a coating containing 70% KYNAR 500® PVDF resin (or equivalent)*

(* DuPont Tedlar could be even better)

Proposed Standards continued

- ▣ Panel style shall be 1.5" standing seam with a striated type profile to minimize unsightly "oil canning"
- ▣ Note oil canning on left and striated on right in picture



Proposed Standards continued

- ▣ All panel fasteners (screws, bolts, clips) shall be of stainless steel and be concealed.
- ▣ Roof shall have no exposed fasteners.
- ▣ Existing Roof penetrations (e.g. exhaust vent caps, pipes, skylight trim) may be pre-finished in a closely matching color or painted to match roof panels using a product such as Sher-Cryl® for improved durability of appearance.

Proposed Standards continued

- ▣ Drip edge, trim, caps, edges and the like, shall be the same material and factory prefinished color as roof panels.
- ▣ Field applied coatings are prohibited except as described above, or for touch-up of minor cosmetic damage.
- ▣ Roof color shall be solid, with a gloss not to exceed 40 GU measured at 60 degrees from horizontal. The roof color is to be submitted for approved by the Architectural Committee.